

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Samara Community Association, a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions Samara Community Association	Galveston County Clerk's File No. 2023009923	File No. 2023009909 (Section 1) and File No. 2023009917 (Section 2), Real Property Records of Galveston County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Galveston County Clerk's File No. 2023039462	As stated in said Declaration
Second Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Galveston County Clerk's File No. 2023047654	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Samara Section Three	Galveston County Clerk's File No. 2023019663	File No. 2023019662, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Samara Section Four	Galveston County Clerk's File No. 2023019667	File No. 2023019666, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Samara Section Five	Galveston County Clerk's File No. 2023038383	File No. 2023038328, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Samara Recreation Center and Ervin Street Dedication Phase 2	Galveston County Clerk's File No. 2023043379	File No. 2023043378, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration
Supplemental and Amended Declaration of Covenants, Conditions and Restrictions (Amendment)	Galveston County Clerk's File No. 2023048608	As stated in said Declarations
Supplementary Declaration of Covenants, Conditions, and Restrictions Annexation of Samara Section Six	Galveston County Clerk's File No. 2023049674	File No. 2023049672, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration

Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section One	Galveston County Clerk's File No. 2023050351	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section Two	Galveston County Clerk's File No. 2023050352	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Samara Section Eight	Galveston County Clerk's File No. 2023055915	File No. 2023055914, Real Property Records of Galveston County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section Five	Galveston County Clerk's File No. 2023058810	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section Six	Galveston County Clerk's File No. 2024000843	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions, and Restrictions Fence Locations of Samara Section Eight	Galveston County Clerk's File No. 2024017281	As stated in said Declaration
Certificate of Formation and Bylaws	Galveston County Clerk's File No. 2023026719	As stated in said Declarations
Residential Improvement Guidelines for Homeowners	Galveston County Clerk's File No. 2023037014	As stated in said Declarations
Samara Updated Community Policies Manual (Collection Payment Plan Policy; Records Production/Copying Policy; Document Retention Policy; Solar Energy Devices Policy; Shingles Criteria Policy; 209 (Violations) Hearing Policy; Flag Display Policy; Standby Electric Generator Policy; Rainwater Harvesting System Policy; Swimming Pool Enclosures Policy; Religious Display Policy; Security Measures Policy; Statutory Notice of Posting and Recordation of Association Governance Documents; Email Registration Policy; Meeting Media Policy; Advisory Committee Guidelines; Board Member Conduct Policy; Fining and Enforcement Policy)	Galveston County Clerk's File No. 2023048609	As stated in said Declarations

Notice of Foundation Fee Obligation	Galveston County Clerk's File No. 2023050350	As stated in said Declarations
Notice of Foundation Fee Obligation	Galveston County Clerk's File No. 2024000842	As stated in said Declarations
Amended and Restated Guidelines - Builder for New Residential Construction	Galveston County Clerk's File No. 2024022349	As stated in said Declarations

Name and Mailing Address for Association

Samara Community Association
c/o KRJ Management, Inc.
1800 Augusta Drive, Suite 200
Houston, Texas 77057

**Name and Mailing Address of Person Managing
the Association or its Designated Representative**

KRJ Management, Inc.
1800 Augusta Drive, Suite 200
Houston, Texas 77057

Telephone Number to contact the Association

(713) 600-4000

Email Address to contact the Association

smile@krjcares.com

Association Website

www.krjcares.com

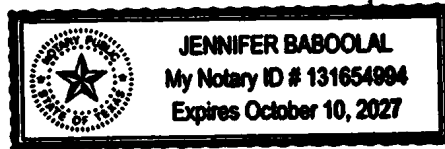
Transfer of Title Fees

Transfer Fee:	\$300.00
Capitalization Fee:	50% of annual assessment
Resale Certificate Fee:	\$327.00
Updated Resale Certificate Fee:	\$75.00
Refinance Fee:	\$150.00
Statement of Account Fee:	\$152.00
Foundation Fee:	.15% of home sale payable to Samara Community Foundation, Inc.

Executed on this the 17th day of JUNE, 2024.

Samara Community Association, a Texas non-profit corporation, acting by and through its managing agent, KRJ Management, Inc.

Julio Jimeno
Julio Jimeno, Controller



STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged before me on the 17th day of JUNE, 2024, by Julio Jimeno, Controller with KRJ Management, Inc., the managing agent for Samara Community Association, a Texas non-profit corporation, on behalf of said entity.

Jennifer Baboolal
Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

FILED AND RECORDED

Instrument Number: 2024027346

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 06/18/2024 1:25PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*